



**FLAT 17 GRANGEWOOD HALL, CRANFIELD AVENUE, WIMBORNE, DORSET, BH21 1BZ
£295,000 SHARE OF FREEHOLD**

A WELL PRESENTED SECOND FLOOR APARTMENT OFFERING SPACIOUS, WELL PROPORTIONED ACCOMMODATION AND FAR REACHING VIEWS TOWARDS BOURNEMOUTH, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

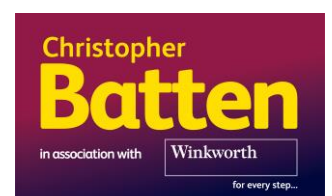
Grangewood Hall is conveniently situated for Wimborne town centre's amenities, and comprises 2 purpose-built blocks of apartments set in landscaped grounds, built in 1998 on the site of a former Victorian school.

This impressive home features gas central heating and UPVC double glazed windows, and the building has a security entryphone system to access the communal entrance foyer, and both stairs and a lift to the second floor.

AT A GLANCE

- Striking turreted living room with far reaching views
- Separate dining room/study
- Bathroom & en suite shower room
- Garage
- NO FORWARD CHAIN

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DESCRIPTION:

Number 17's front door leads to a reception hall with storage and airing cupboards, the latter of which houses a Worcester gas central heating boiler and a fitted radiator.

The light, bright living room extends into the building's end turret, featuring a run of windows giving far reaching views towards Bournemouth, and an open archway leads through to a separate dining room/study with a large skylight.

The kitchen/breakfast room has fitted units and worktops, space for upright fridge-freezer, space and plumbing for washing machine and dishwasher, sink with waste disposal unit, Bosch electric hob, extractor above, and Siemens electric oven.

Bedroom 1 has double glazed casement doors to a balcony, an archway to a dressing area (with fitted wardrobes), and a fully tiled en suite shower room with shower cubicle, wash basin and WC. Bedroom 2 has fitted wardrobes, and the family bathroom comprises bath (with shower attachment), wash basin, WC and fully tiled walls.



Outside, the main entrance drive sweeps round to the front of the building where there are designated parking spaces for each flat. There is also additional visitors' parking, and number 17's garage is in an adjacent block.

The grounds extend all around the apartments and comprise lawns and a range of planting

Lease: Grangewood Hall Freehold Ltd, 999 years from September 2010. Service charge for the period 1st August 2025-31st July 2026: £1700 per annum.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

Band E

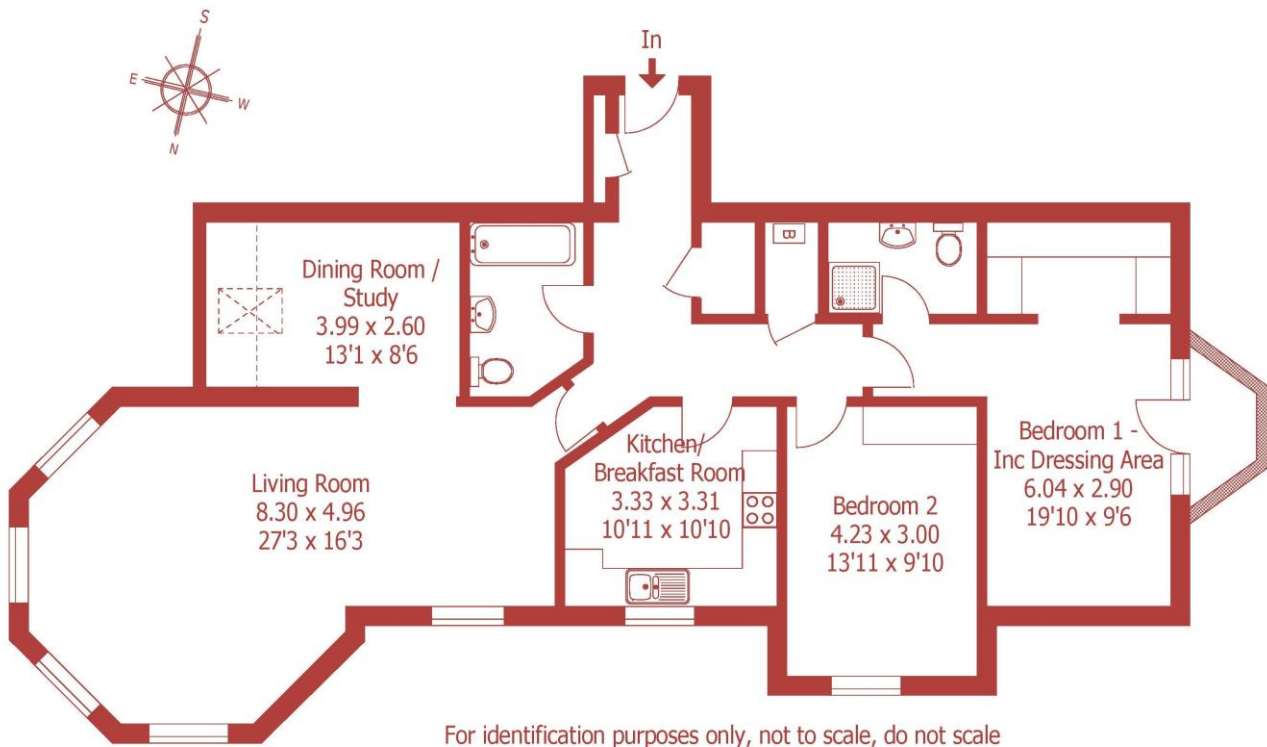
DIRECTIONS:

From Wimborne, proceed up Rowlands Hill. At the mini-roundabout, take the second exit into St Johns Hill and turn immediately left into Cranfield Avenue. The first driveway on the right hand side leads to Grangewood Hall.





Approximate Gross Internal Area :- 114 sq mt / 1223 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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